



**MINUTES  
CITY COUNCIL WORK SESSION  
February 5, 2019**

**CALL TO ORDER**

The meeting was called to order at 5:02 pm.

**Present:** Mayor: Charlie Miner; Council: Tom Skjaret, Jahn Dyvik, Michelle Jerde, and Deirdre Kvale

**Staff Present:** City Administrator: Scott Weske

**Absent:** None

**PLEDGE OF ALLEGIANCE**

**APPROVE AGENDA**

*A motion was made by Jerde, seconded by Skjaret, to approve the agenda as presented. Ayes: all.*

**OPEN CORRESPONDENCE**

No one was in attendance to address the City Council during Open Correspondence.

**BUSINESS ITEMS**

**Presentation from Andy Berg, AEM Financial Solutions, LLC – Proposing Completion of Long-Term Financial Plan**

City Administrator Weske explained that he and Andy Berg of AEM Financial Solutions, LLC / Abdo, Eick & Meyers have been talking about the possibility of completing a long-term financial plan for the City.

Andy Berg, AEM Financial Solutions, gave a brief presentation on possible long-term financial planning services his firm could provide for the City.

Council member Kvale asked about the relationship between AEM and Abdo, Eick & Meyers.

Mr. Berg explained that Abdo, Eick & Meyers is the CPA firm and AEM is a separate division within the firm.

The Council discussed CIP plans and the possibility of saving up over a period of years for upcoming large expenses.

Mr. Berg noted that to his knowledge, the City has never done this sort of long-term planning.

Weske agreed and noted that some of this information is available and has been looked at as part of the budgeting process, but is piecemeal and not found in one place.

Mr. Berg stated that the first year the City completes this will be more labor intensive, but the long-term financial plan should become a living document, and plan updates would not require as much labor.

The Council supported the idea of long-term financial planning and asked about a fee for creation of the document.

Mr. Berg stated that it is a fixed fee that is based on the size of the City and its number of funds.

The Council asked for examples of what “unanticipated services” services entailed.

Mr. Berg explained that he doesn’t anticipate that there will be additional unanticipated services related to this project. He stated that it could be something such as another project coming out of it, such as creation of a debt management study. He estimated that the cost of an annual update of the long-term financial plan would be between \$5,000 and \$7,000.

The Council discussed the possibility of having an hourly breakdown of the services rather than just a straight fee. It was suggested that after the first year the information would be more readily available.

Mayor Miner noted that this is on the regular Council agenda for the meeting to follow the work session.

**Request for Feedback Prior to Land Use Application Submission: Concept for Symes Street Residential Development – Zvago Lakeside Village, Ben Landhauser, VP of Development with Lifestyle Communities**

Mayor Miner introduced Ben Landhauser and noted that a land use application has not been submitted for this project, nor has the Planning Commission been formally introduced to the concept. He stated that they were presenting the concept to the Council on an informal basis in order to receive feedback on the proposal.

Ben Landhauser, Lifestyle Communities, gave a brief presentation on the background of their company and the concept for a Symes Street residential project. He noted that it would be an owner occupied, age restricted cooperative style development for active senior living. He gave examples of similar developments around the state. He reviewed the specific proposed plans for the Symes Street location. He explained that they are tentatively planning to present a sketch plan to the Planning Commission on February 13, 2019 and would like to have a non-binding pre-development agreement with the City. He noted that they are anticipating a need for a TIF as part of the project in order to keep the prices for the planned 48 units in the range of \$300,000 to \$600,000.

Tim Nichols, Lifestyle Communities, explained some of the planned design points. He reviewed how the payments are bundled for the cooperative owners. He confirmed that this project has no subsidy, is not a rental program, is not Section 8, and is not part of any type of governmental program. He stated that there will be a cooperative board that is elected by owners.

Comments received from the audience included the following: concerns about asking the taxpayers to subsidize the project through the TIF district, and concerns about design of underground parking proposed for the project.

The Council asked questions about the value of the building after construction, outdoor space with balconies or patios off of the units. They expressed concerns about residents of the proposed development utilizing the nearby park and taking over the space, potentially limiting access and enjoyment of the park by the City’s other residents.

Mr. Nichols stated that they expect the building to be valued at around \$25,000,000 after construction. He noted that there is a large outdoor deck proposed in their plans.

Mr. Landhauser explained the expected outdoor space plans including the large deck but noted that each unit will have at least one screened in covered space as well.

Council member Jerde stated that she feels strongly that the City should adhere to its design standards.

Council member Skjaret stated that there have been different proposals for this area. He stated that this is a senior housing project that will bring in 60-100 people that will be active in the community, have disposable income to spend in the community and noted that this demographic virtually has no crime rate. He stated that he thinks the community impact has to be considered along with the physical attributes of the building.

Council member Jerde stated that she likes the proposal but would like to see it in a slightly different location.

Planning Commission Chair Adams stated that there has been a lot of time and effort put into developing the Comprehensive Plan and everything that he has seen meets all the requirements in the concept.

**ADJOURN**

*Hearing no objection, Mayor Miner adjourned the meeting by general consent at 6:30 pm.*

Respectfully submitted,

Scott Weske  
City Administrator